



Minutes

Present: Chuck Beaty, Patrick Brien, Ian Davidson, Gerald Douglas, Michelle Freeman, Mike Gardner, Debbi Guthrie, Rafael Guzman, Nanci Larsen, Katie Leal, Stan Morrison, David St. Pierre, Charity Schiller, Justin Tracy, Kris Whitehead, Shelby Worthington,

Excused: Bruce Blomdahl, Bill Gardner, Jeff Kraus, Andy Melendrez, Sergio San Martin, Cara Swearingen

Absent: Cherie Crutcher, John Field, Laurie Hitt, Wolde-Ab Isaac, Shalini Lockard, Marco McGuire, Bob Nagle, Brian Percy, RJ Rodriguez

Arlington Business Partnership: Lea Hernandez

Staff: Emily Minnick, Janice Penner

1) Call to Order

David St. Pierre called the meeting to order.

2) Self Introductions and Public Comments

Conducted.

3) Minutes of June 8, 2016

Motion: To accept the Minutes of the Meeting of May 11, 2016

Motion made by: Chuck Beaty **Motion Seconded by:** Shelby Worthington

Motion carried.

4) Chair's Report

There was no Chair's Report

5) Items for Discussion

5a) BID renewal for 2017

i) Modification to remove residential rental properties of less than 4 rental units.

Janice Penner said that the issue had come up several years ago along with the question of home-based businesses. She said that RDP had taken the position that home-based businesses were to be considered businesses but did not address the issue of residential rental properties.

Janice Penner said the Arlington Business Partnership did remove residential rental properties of less than 4 units from the BID after receiving objections. She said she was contacted by the City Finance Department and asked if RDP wanted to make a similar change. She said that while RDP had not received any objections, it was felt best to be consistent with ABP. She said excluding these units would lower BID revenue by about \$4,800. RDP never likes to give up money but it doesn't make sense to be off with ABP. She said the Executive Committee agreed with the change and noted that the Board would need to adopt a motion to that effect.

Justin Tracy said that businesses located in downtown but whose corporate office was elsewhere did not have to pay BID levy and said that needed to be resolved. He cited the example of banks and said in his opinion it wasn't entirely fair to have a location in downtown but not pay. Janice Penner noted that RDP Board members who were from a bank did pay a RDP membership fee.

Motion: To exclude residential rental properties of less than 4 rental units and make the appropriate change to the BID boundaries to do so.

Motion made by: Patrick Brien **Motion Seconded by:** Charity Schiller

Motion carried.

5b) Recommendation that RDP take lead in exploring additional funding partnership

Janice Penner referred the Board to the update that was included in the Board package and to the minutes of both the Land Use Committee and the Executive Committee. She said that the Executive Committee agreed that the RDP should take the lead to best protect RDP interests, noting that due to the commitment and allocation of resources, Board approval was required. She said that once the Board approved, RDP staff would work with downtown stakeholders and property owners about what issues needed to be addressed. She said that a committee would be formed to determine the cost of addressing those issues, and the mechanisms to generate funds. She asked that Board members who wished to participate on the committee contact her.

Motion: That RDP take the lead in exploring the establishment of a business partnership with public and private property owners that could generate additional funding to build on existing programs and services offered by RDP, the City, and other downtown stakeholders.

Motion made by: Charity Schiller **Motion Seconded by:** Debbi Guthrie

Motion carried.

6) Items for Information

6a) Update on Restaurant Week

Janice Penner said 66 restaurants participated and 22 were downtown restaurants. She said that the restaurants were appreciative of the free promotion as most Restaurant Week promotions charged businesses to participate, noting that San Diego charged \$2,000 for theirs.

Janice Penner said she met with Stephanie Harvey of the City to discuss starting earlier next year and focusing more on helping restaurants promote on social media. She noted that there were issues with the City's website including not updating as restaurants signed up. David St. Pierre said that restaurants needed to be made aware of the benefits of participating.

Debbie Guthrie noted that the issues were similar to those encountered the previous year. Janice Penner noted that some of the delays were caused by the budget freeze. She said that they hoped to start earlier with social media as there was no hard dollar cost with that.

6b) Update on Riverside Art and Music Festival

Janice Penner said that the City was providing additional support through promotion on the City's website, parking meters, phone messaging and Riverside TV, noting that the in-kind support was worth over \$20,000.

David St. Pierre stated that the headliner had been selected. Patrick Brien said Halo Circus was on the cusp of making it big and had just been nominated for 4 LA Music Critics awards.

Janice Penner gave a brief overview of the event including road closures and activities.

6c) Current and upcoming RDP events

Janice Penner said that Emily Minnick was very busy with Concerts at City Hall and Movies on Main. Emily Minnick reported that about 300 people attended the first movie, Hotel Transylvania 2.

Janice Penner said that RDP was partnering with The Pink Ribbon Place and Riverside Community Health foundation for the fall fashion show. She said the show would be held in the City Hall Breezeway and would end with a candle light vigil in support of Breast Cancer Awareness.

Janice Penner said that the Riverside Zombie Crawl would be moving to Main between University and the City Hall Breezeway due to construction on Imperial Hardware Lofts.

6d) Other activities and items

Janice Penner said that RDP had assisted in promoting the public forums to gain input for the downtown parking study. She said that the next forum was scheduled for Monday, July 18th at the Convention Center.

Janice Penner said that RDP Staff was on the panel that reviewed the submissions for the Request for Qualifications that took place on July 5th. She said that City Staff would take the recommendations to the City Development Committee in August.

Janice Penner said the July 26th luncheon would be at the Courtyard by Marriott and that the September luncheon would be at the new Riverside City College culinary academy.

Janice Penner said that RDP did meet with Mike Bacich from Riverside Public Utilities to discuss their downtown lighting plan and identify security issues. She noted RPU would be changing existing street lights to LED.

Janice Penner said that RDP had been asked if they would work with the City on selling advertising on the Freeway electronic signs. She said that the City would advise what they hoped to bring in as revenue and were willing to pay as commission.

7) Financial Reports

7a) Financial report at June 30, 2016

Janice Penner said that the month showed a surplus of \$13,000 compared to an expected deficit of \$9,168. She said that for the year to date there was a surplus of \$2,710 compared to an expected zero budget. She said that the lower than expected BID levy income of \$12,662 for the year was offset by adjustments in allocation of expenses. She said that certain BID expenses were reallocated in June as qualifying expenses under City Match monies.

Motion: To accept the financial report at June 30, 2016

Motion made by: Patrick Brien **Motion Seconded by:** Stan Morrison

Motion carried.

6e) Appointment of new Board member and transition to Treasurer

Janice Penner said that with the resignation of Steve Wollman, a new Treasurer was required. She said that Katie Leal from Provident Bank would be joining the Board and transitioning to Treasurer before the next term. She thanked Debbi Guthrie for the referral from the Provident Bank Board of Directors.

Motion: To appoint Katie Leal of Provident Bank to the RDP Board of Directors.

Motion made by: Chuck Beaty **Motion Seconded by:** Debbi Guthrie

Motion carried.

8) City Council Updates

8a) Ward One

Councilmen Mike Gardner said that the Hispanic Chamber of Commerce had an event to kick off the state wide conference of Hispanic Chambers coming to Riverside and the Riverside Convention Center.

Councilman Mike Gardner said that several Council members felt that having City fireworks would reduce the amount of illegal fireworks. He noted that many of those started as early as June and disturbed many including veterans with PTSD.

Councilman Mike Gardner said that the Center Point project was beginning to proceed. He noted that the fire damaged Monte Vista terrace building across from Fairmount Park was expected to be demolished for a new project.

Councilman Mike Gardner talked about the Mayoral election, noting that Mayor Rusty Bailey won in every district which had not been done before.

8b) Ward Two

There was no update as Councilman Andy Melendrez was out of town.

9) Security Update

There was no update as Bruce Blomdahl was out of town.

10) City Community Development Department Update

Rafael Guzman said there had been a slight delay in the start of construction for the Imperial Hardware Lofts project due to party wall issues with the Gardner Trust. He said there was also a gas line in the ally that was causing some issues. He said they hoped to break ground in August or September.

Rafael Guzman said that the RFP for architect services for the downtown Library was out. He said that there was a lot of interest in the RFP and that responses were due back on July 22.

Rafael Guzman said that discussions with the proposed developer for Chow Alley were ongoing and that an Exclusive Negotiation Agreement should be going to council in August. He said that the agreement for the Mess Hall development at the Fox was in draft and should go to Council in September.

Shelby Worthington asked if the names, Chow Alley and Mess Hall, were set in stone. Rafael Guzman stated that the City had chosen those names for the time being and that they could change in future based on the developer. Councilman Mike Gardner said that Council had not finalized the names and that they were working titles.

11) Arlington Business Partnership Update

Lea Hernandez said ABP was working with Ward 5 Councilman Chris Mac Arthur on his 10th Annual Constituent BBQ and collecting donation items along with signing up booths.

Lea Hernandez said they were working on Winter Fest as they wanted to start earlier this year on the planning process.

12) New Business

Justin Tracy brought up the ongoing problems with the property next to his location. He said that there were constant trespassers and other issues and wanted to know what could be done. Rafael Guzman said he would look into it and report back. Justin Tracy said he was willing to buy the property.

13) Adjournment and next meeting date

The meeting was adjourned until Wednesday, September 14, 2016.